

**Full Planning Application 05/03306/FUL
at
15-17 Roseburn Street
Edinburgh
EH12 5PE**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 05/03306/FUL, submitted by Car Craft Scotland Ltd..
The application is for: **Change the use of property from storage to garage
and MOT facility**

It is recommended that this application be **REFUSED**

2 The Site and the Proposal

Site description

The property is a single storey warehouse situated to the rear of a small
industrial site located off Roseburn Street.

The site is surrounded by a mix of commercial units and residential properties.
To the south of the site is Haymarket Central Junction.

The property is not listed and is not located within a conservation area.

Site history

There is no relevant planning history for this site.

Description of the Proposal

The proposal comprises of a change of use from a warehouse/storage building to garage and MOT facility.

3 Officer's Assessment and Recommendations

- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the committee needs to consider whether;

- a) the use is acceptable in this location
- b) the proposal will be detrimental and appearance of the area
- c) there will be any adverse effect upon residential amenity
- d) there are any implications for public transport infrastructure

a) The property is located to the rear of a small industrial site where similar uses to that proposed are already present, such as the Viking Tyre Company. Environmental Consumer Services have expressed concerns regarding this application.

The change of use from a storage unit to a garage and MOT centre is considered to be acceptable, subject to the conditions imposed by Environmental Consumer Services regarding the above.

b) There are no alterations proposed to the property and, given its location at the rear of a small industrial estate, there will be no detrimental impact on the character and appearance of the area.

c) Environmental Consumer Services have expressed concerns regarding an increase in noise levels and have suggested a condition in order to protect the amenity of neighbouring residents.

The proposal is considered to be acceptable and will not have a detrimental impact on the character and appearance of the area or an adverse impact on residential amenity.

d) Transport Planning and Transport Initiatives Edinburgh Limited have advised that this application be refused as the building lies entirely within the Limits of Deviation for the tram and is proposed for demolition. The proposal is therefore contrary to the Planning Committee's safeguarding policy for land within the Tram Bill.

Edinburgh and Lothians Structure Plan 2015 Policy TRAN1 states that local plans should safeguard land for transport proposals.

This is also supported by the City Of Edinburgh Local Transport Strategy 2004-2007 Policy PT3 which states 'the council, through the planning process, will safeguard appropriate sites for public transport infrastructure'.

In conclusion, the change of use to a garage and MOT centre is acceptable in use terms. However, it is recommended that the committee refuses this application as the proposal is detrimental to public transport infrastructure provision.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Chris Cornell on 0131 529 3665
Ward affected	15 - Murrayfield
Local Plan	Central Edinburgh Local Plan
Statutory Development Plan Provision	Business and Industry
Date registered	3 November 2005
Drawing numbers/ Scheme	1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal : www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Ian Dryden on 0131 529 3464. Email: ian.dryden@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.boGUNovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 15-17 Roseburn Street
Edinburgh
EH12 5PE
Proposal: Change the use of property from storage to garage and MOT facility
Reference No: 05/03306/FUL

Consultations, Representations and Planning Policy

Consultations

Environmental Consumer Services

With reference to the above, this Department has concerns regarding the proposed change of use. The existing site consists of a brick built warehouse with openings only to the west aspect, overlooking the access road and Viking Tyre Company.

To protect the amenity of the neighbouring residents to the east of this site from the anticipated increase in noise levels, the brick east facing wall should remain intact with no additional fenestration on this façade.

The garage shall be used for repairs, servicing and MOT testing purposes, in particular no spray painting work shall be carried out.

Transport Planning

The application should be refused. The building on this development site lies entirely within LOD for the tram and is proposed for demolition.

Transport Initiatives Edinburgh Limited

TIE request that the application be refused. The building concerned lies entirely within the LOD for the tram and is proposed for demolition to enable construction of the tram. Consequently, the proposed development is contrary to the Planning Committee's safeguarding policy for land within the Tram Bill and should be refused

Representations

The application was advertised on 11.11.2005. Three letters of support have been received stating that the proposal would make a positive contribution to the area.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The site is located within the Central Edinburgh Local Plan Business and Industry land use designation.

Relevant Policies:

Central Edinburgh Local Plan

Policy ED5 (BUSINESS DEVELOPMENT - INNER HOUSING AREAS) sets out criteria for assessing business and industrial development in defined Housing and Compatible Uses policy areas.

Policy H11 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or to the reasonable prospects of further residential development where this is an objective of the Local Plan.

Edinburgh and the Lothians Structure Plan 2015

Policy TRAN1 states that local plans should safeguard land for major transport schemes.

Local Transport Strategy PT3 states that appropriate sites for public transport infrastructure will be safeguarded.

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Conditions/Reasons associated with the Recommendation

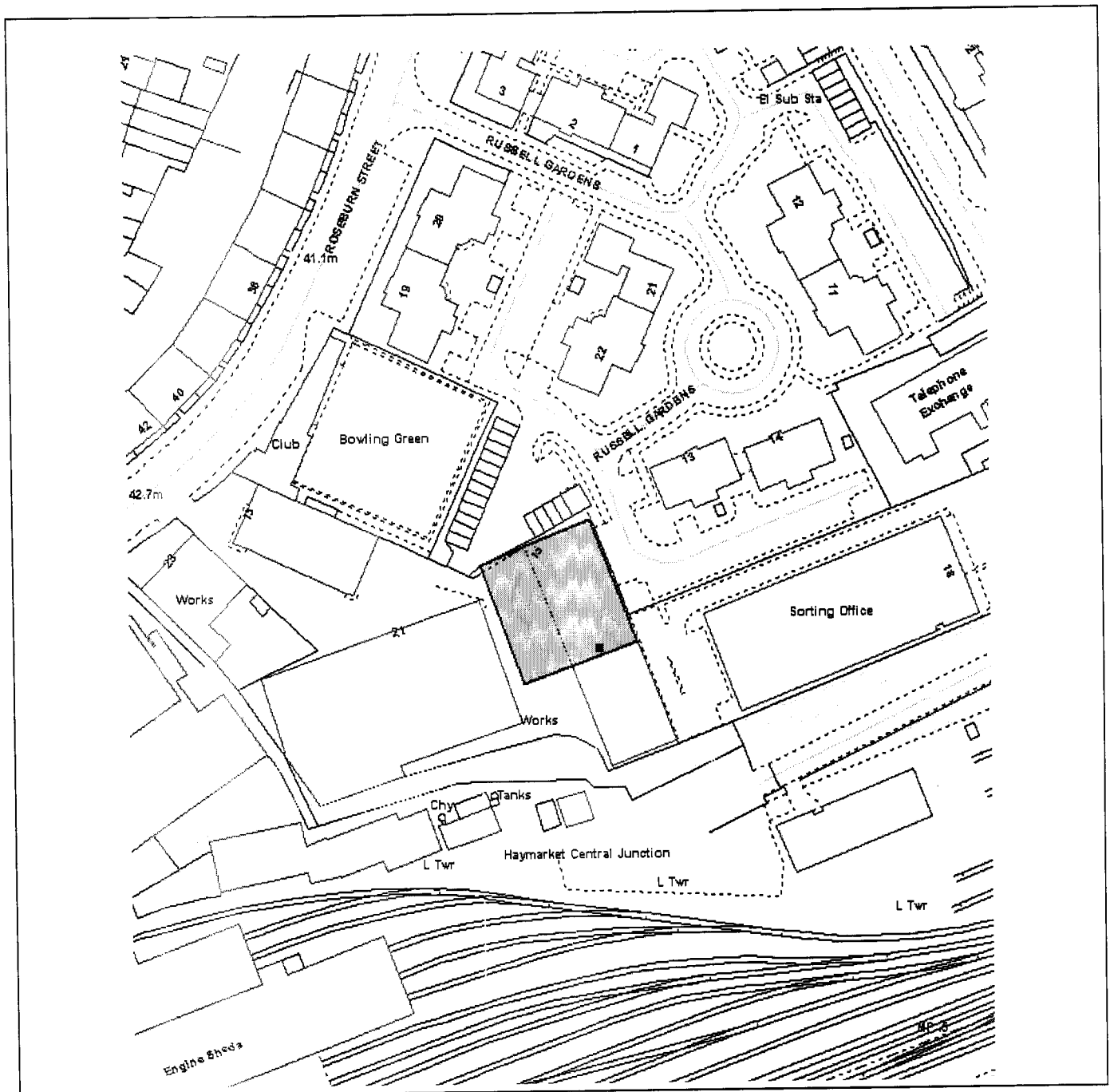
Recommendation

It is recommended that this application be **REFUSED**

Reasons

1. The proposal is contrary to the Edinburgh and Lothians Structure Plan Policy TRAN1 in respect of Safeguardings for Transport Schemes, and the City of Edinburgh Council Local Transport Strategy Policy PT3, in respect of safeguarding appropriate sites for public transport infrastructure, as the site is located within LOD of tram line 2

End



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PLANNING APPLICATION

Address	15-17 Roseburn Street, Edinburgh, EH12 5PE		
Proposal	Change the use of property from storage to garage and MOT facility		
Application number:	05/03306/FUL	WARD	15- Murrayfield
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			